



1 Cavendish Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5PG

Offers in the Region Of £499,950

A very well proportioned and attractively designed, modern 5 Bedroom detached family home situated in a lovely cul-de-sac setting with sizeable gardens, extensive driveway and double garage. Accommodation comprises: Entrance Hall, Dining Room with Bay Window, Living Room, Conservatory, Large Kitchen/Breakfast Room, Utility Room, Cloakroom, 5 Bedrooms, 2 En-Suites, Family Bathroom, Double Garage, Good Size, Private Garden.
VIEWING HIGHLY RECOMMENDED.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises:

Entrance Porch

Double glazed entrance door and double doors to

Entrance Hall 12' 2" x 5' 7" (3.71m x 1.70m)

Wood effect flooring, radiator, wall mounted digital heating control panel, staircase leading to First Floor Landing.

Cloakroom 4' 2" x 3' 0" (1.27m x 0.91m)

Fitted with WC, wash basin with mixer tap, part tiled walls, tiled floor, radiator, extractor fan.

Dining Room 11' 5" x 10' 11" (3.48m x 3.32m)

Walk-in double glazed bay window to the front, wood effect flooring, radiator, wall lights.

Living Room 17' 8" x 10' 11" (5.38m x 3.32m)

Feature fireplace with coal effect Living Flame gas fire inset, marble effect hearth, 2 radiators, wall lights, wood effect flooring, double glazed French doors to

Conservatory 12' 4" x 11' 3" (3.76m x 3.43m)

Of brick and uPVC double glazed construction with polycarbonate roof, ceiling fan and light, double French doors give access to attractive rear garden. 2 wall mounted electric heaters, TV aerial point.

Kitchen/Breakfast Room 13' 4" x 18' 11" (4.06m x 5.76m)

The kitchen area is fitted with contemporary cream gloss fronted units, integrated dishwasher, fridge and freezer, freestanding stainless steel twin oven with induction hob over and stainless steel cooker extractor fan over, attractive tiled splash, wood style worktops incorporating breakfast bar, inset circular sink and drainer, wine rack, ceramic tiled floor, recessed spotlights, uPVC double glazed window to rear. The breakfast area had ceramic tiled floor, 2 radiators, uPVC double glazed French doors give access to rear garden.

Utility Room 6' 6" x 4' 8" (1.98m x 1.42m)

Fitted with base unit, worktop with inset stainless steel sink, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, ceramic tile floor, uPVC double glazed window overlooking the rear gardens, tiled splash, extractor fan.

First Floor Landing

Loft access with pull down ladder to part boarded roof space with light, 2 radiators, uPVC double glazed window to the front, large airing cupboard housing pressurised water system.

Bedroom 1 13' 5" x 11' 3" (4.09m x 3.43m)

2 built in double wardrobes, uPVC double glazed window to the rear, radiator.

En-suite Bathroom

Fitted with white 3 piece suite including bath with drench shower over, glazed shower screen, wash basin, WC, fully tiled walls, tiled floor, uPVC double glazed window to the side, extractor fan, chrome heated towel rail.

Bedroom 2 11' 2" x 10' 9" (3.40m x 3.27m)

uPVC double glazed window to the front, radiator, built in double wardrobe.

En-suite

Fitted with tiled shower cubicle, wash basin, WC, heated towel rail, fully tiled walls, tiled floor, uPVC double glazed window to the front, extractor fan.

Bedroom 3 11' 3" x 9' 2" (3.43m x 2.79m)

uPVC double glazed window to rear, radiator, built in double wardrobe.

Bedroom 4 9' 3" x 7' 5" (2.82m x 2.26m)

Built in double wardrobe, uPVC double glazed window to the rear, radiator.

Bedroom 5 10' 2" x 7' 0" (3.10m x 2.13m)

uPVC double glazed window to the front, radiator.

Family Bathroom 6' 5" x 7' 7" (1.95m x 2.31m)

Fitted with white 3 piece suite including 'P' shaped bath with shower over, curved glazed shower screen, WC, wash basin, tiled floor, fully tiled walls, heated towel rail, extractor fan, uPVC double glazed window to the side, recessed spotlights.

Double Garage 16' 7" x 16' 2" (5.05m x 4.92m)

2 remote controlled electric roller doors, uPVC double glazed window to the side and uPVC service door providing access to the side of the property, power and lighting.

Outside - Front

The property is approached over a large driveway providing parking for several cars and access to Garages. Gravelled area providing additional parking and hedging to the side.

Rear Garden

A good size rear garden approached onto a paved patio with with pathway leading around the property, artificial lawn, large patio to the side, gravel and raised beds, and is enclosed by fencing.

Council Tax Band F

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

1 GAVENDISH CLOSE SHREWSBURY SY3 5PG	Energy rating D	Valid until: 18 January 2031 Certificate number: 9989-2009-3209-1819-0200
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Property type
Detached house

Total floor area
154 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage